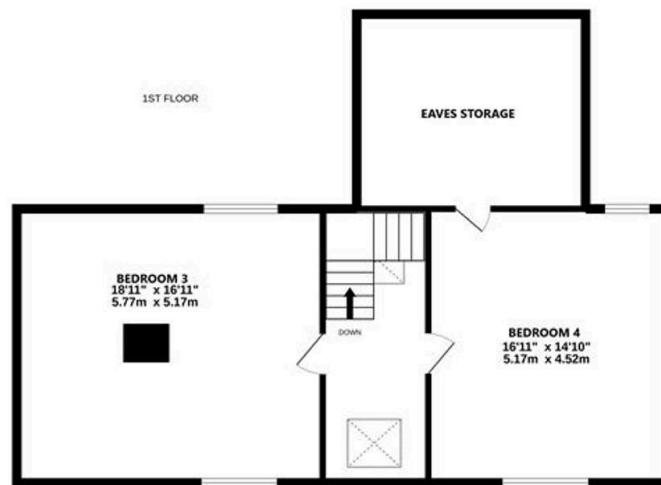
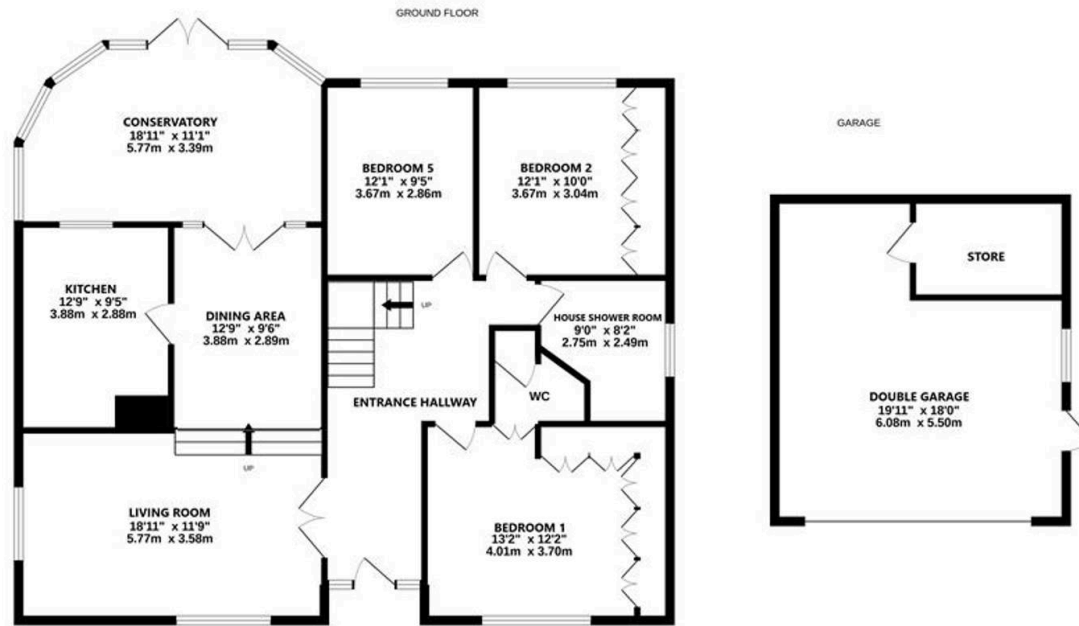




Fair Haven, Darton Road, Cawthorne

Barnsley

Offers in Region of **£725,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fair Haven, Darton Road

Cawthorne, Barnsley

A BEAUTIFULLY PRESENTED AND SIGNIFICANTLY EXTENDED FIVE BEDROOM DETACHED FAMILY HOME, LOCATED IN ONE OF YORKSHIRE'S MOST HIGHLY REGARDED VILLAGES; OFFERING VILLAGE LIFE WITHIN EASY ACCESS OF THE M1 MOTORWAY NETWORK. Having been lovingly upgraded and amended by the current vendors to create this fabulous home, the accommodation offers flexible living space over two storeys, in the following configuration: - To ground floor: Entrance hallway, living room, dining area, kitchen, conservatory, three bedrooms including master with en-suite W.C. and house shower room. To first floor there are two additional double bedrooms. Outside there are beautifully maintained mature gardens to front and rear, a secure driveway offering off-street parking for numerous vehicles, leading to detached double garage.

- BEAUTIFULLY PRESENTED FAMILY HOME
- FIVE BEDROOMS
- OFFERS FLEXIBLE LIVING
- DETACHED GARAGE
- LOCATED IN HIGHLY REGARDED VILLAGE
- EASY ACCESS TO COMMUTER LINKS



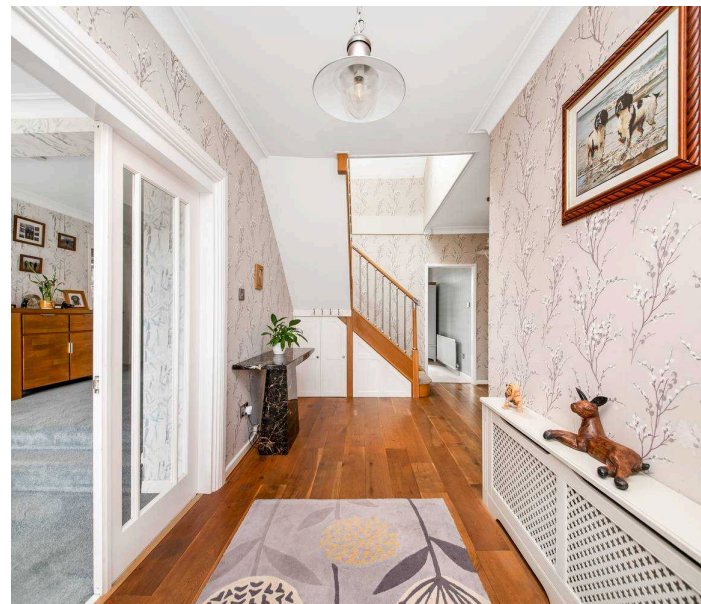
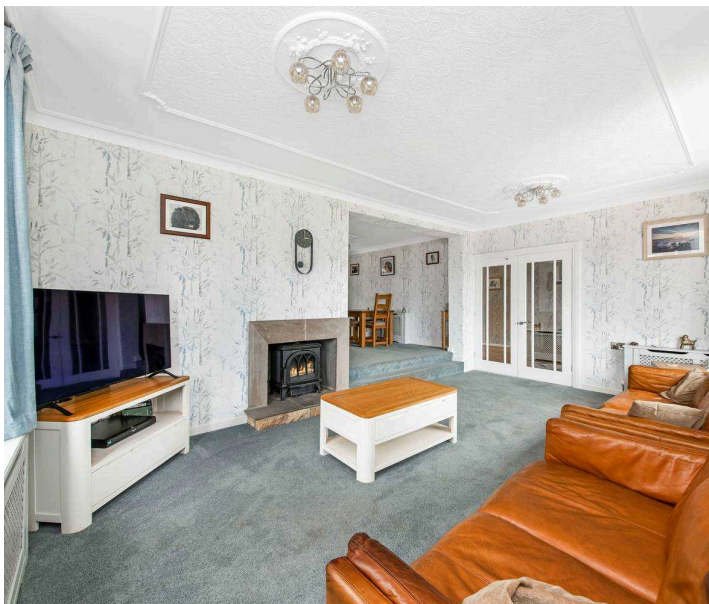


ENTRANCE HALLWAY

Entrance gained via composite and decoratively glazed door, with obscure glazed side panels and panel over, into entrance hallway. A spacious entrance hallway with two ceiling lights, ornate coving to the ceiling, solid wood flooring, central heating radiator, and oak and chrome staircase rising to first floor. Here we gain access to the following rooms:

LIVING ROOM

A front facing, principal reception space with a multi-fuel stove sat within surround. There are two ceiling lights, each with ornate ceiling rose, ornate coving to the ceiling, two central heating radiators, and natural light is provided by uPVC double glazed window to front and bay window to side. Two steps rise to dining area.



DINING AREA

With ample room for dining table and chairs; there is ceiling light with ornate ceiling rose, coving to the ceiling and central heating radiator. Timber and glazed door opens through to kitchen.

CONSERVATORY

An addition to the home offering further flexible reception space and enjoying uPVC double glazing overlooking the rear garden and twin French doors giving access out. Under a recently installed solid insulated roof with Velux skylight, this excellent space has power and central heating radiator, allowing all year-round usage. The room has also been fully reglazed in the last two years.

KITCHEN

A fully fitted kitchen with a range of wall and base units in a wood effect shaker style, with contrasting solid granite worktops, tiled splashbacks and Amtico tile flooring. There are integrated appliances in the form of Whirlpool double oven, four burner gas hob with extractor fan over, built-in fridge freezer, plumbing for a washing machine and one and a half bowl sink with stainless-steel mixer tap over. The room is lit by inset ceiling spotlights, has a plinth heater and timber double glazed windows through to conservatory.





BEDROOM ONE

Accessed off the entrance hallway, this spacious double room has an abundance of natural light via uPVC double glazed windows to front. There is ceiling light, central heating radiator, built-in wardrobes and dressing space. Twin doors open through to en-suite.

EN-SUITE W.C.

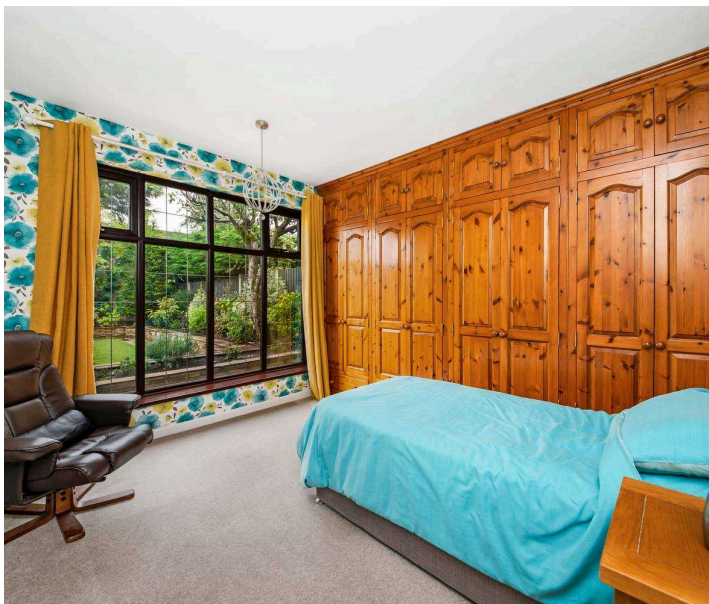
Comprising a two-piece white suite in the form of low-level W.C. and basin sat within vanity unit with chrome mixer tap over. There is inset ceiling light, extractor fan, full tiling to walls and vertical towel rail/radiator. Door opens to airing cupboard housing the hot water tank.

BEDROOM TWO

A further double bedroom with built-in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to rear.

BEDROOM FIVE

Yet another double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear.

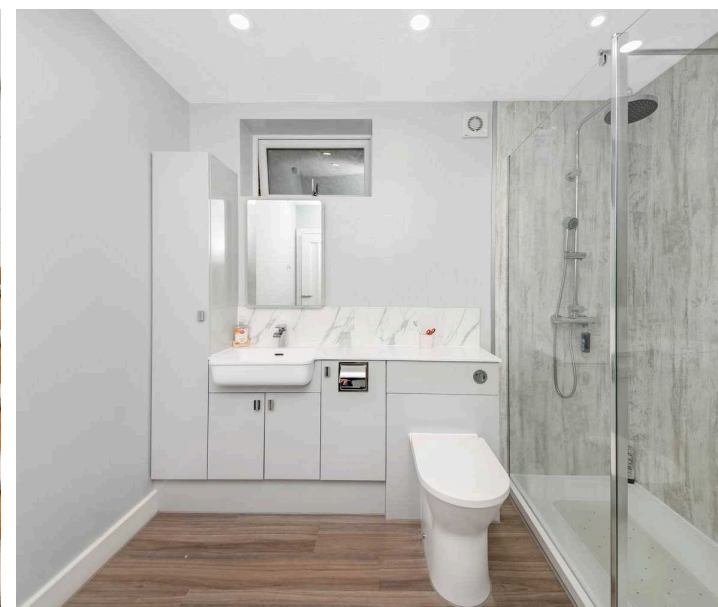
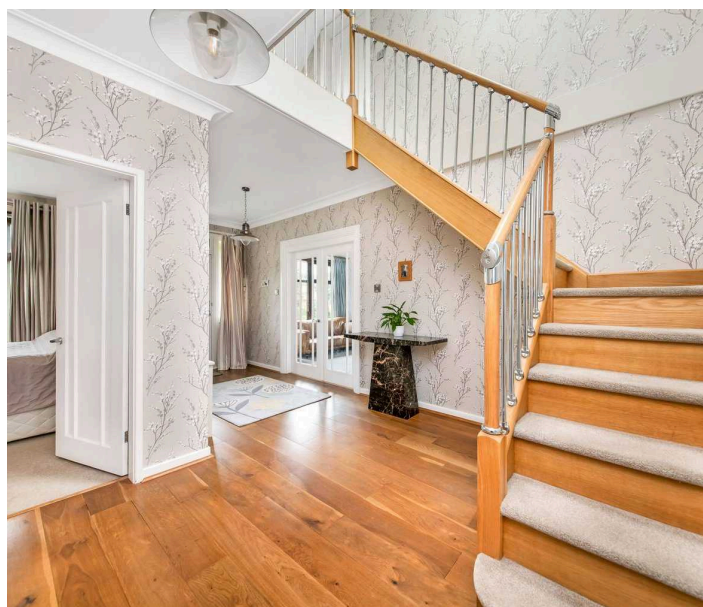


HOUSE SHOWER ROOM

Comprising a three-piece modern white suite in the form of low-level W.C., basin sat within vanity unit with chrome mixer tap over and built-in cupboards, and walk-in shower with chrome mains-fed mixer shower over. There are inset ceiling spotlights, vertical towel rail/radiator and obscure uPVC double glazed window to side.

FIRST FLOOR LANDING

From entrance hallway, staircase rises and turns to first floor landing. There are inset ceiling spotlights, central heating radiator and Velux skylight to front.



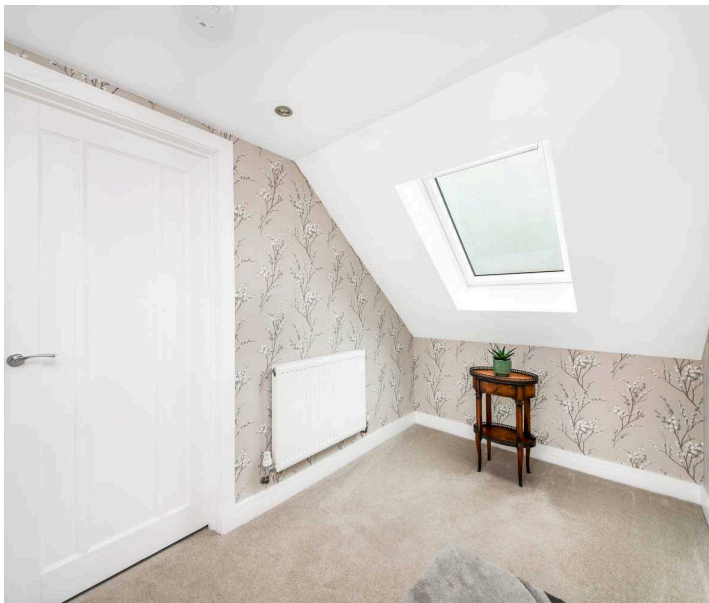


BEDROOM THREE

Currently used as a study, this excellently proportioned bedroom has uPVC double glazed dormer windows to both front and rear, inset ceiling spotlights, central heating radiator, wood effect flooring and access to loft space via a hatch. Being of such good dimensions, there is scope to potentially add an en-suite or dressing room if so desired.

BEDROOM FOUR

Another excellently proportioned double bedroom, with uPVC double glazed dormer windows to front and rear. There are inset ceiling spotlights, central heating radiator, access to under eaves storage and two banks of fitted wardrobes, which have recently been added by the current vendor.



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OUTSIDE

To the front, there is a recently installed block paved driveway, providing off-street parking for numerous vehicles and leading to timber gate. There are stone steps lead to the front door, in front of which is a lawned garden space with central magnolia tree, and perimeter flowerbeds containing an abundance of mature plants, shrubs and trees. To the side of the home, a composite gate opens onto a further section of driveway, providing more off-street parking for additional vehicles and leading to a detached double garage with up and over door. Under a pitched roof, with personal door to side and uPVC double glazed window, this garage offers off-street parking for two vehicles and excellent storage. To the rear of the home there is a pleasant rear garden, separated into numerous areas; with artificial lawned space, flagged patio seating areas and raised flowerbeds containing further mature plants, shrubs and trees, giving wildlife, colour and privacy.



ADDITIONAL INFORMATION:

The EPC rating is a C-71 and the Council Tax band is a F.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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